



**COUNTYWIDE
APRIL 2015
DEVELOPMENT SERVICES
OPEN FOR BUSINESS INDICATORS**

BUILDING DIVISION

Permits Issued	1,843
Inspections Performed	5,078
Certificates of Occupancy Issued	48

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	12
Inspections Performed	104

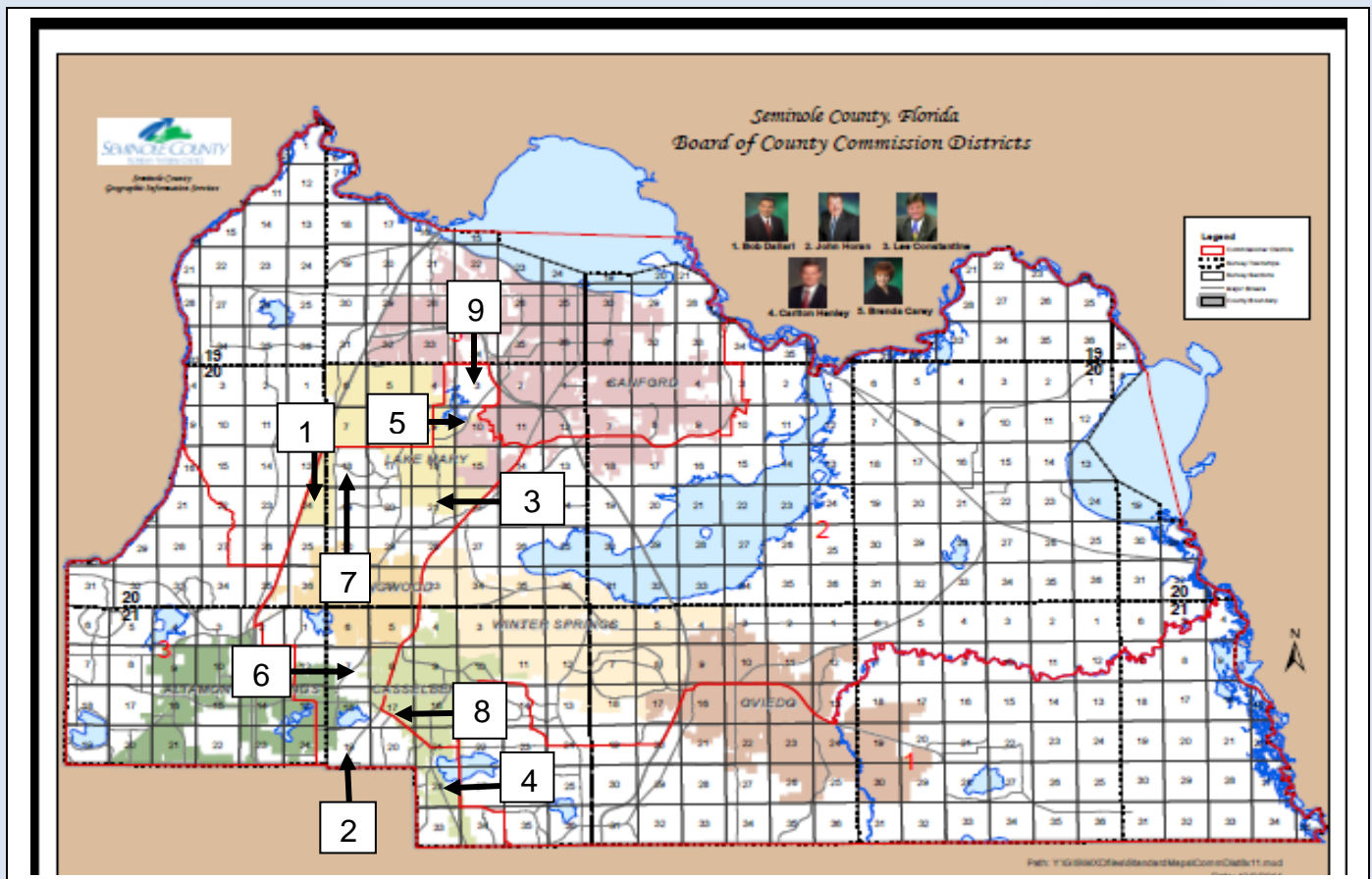
PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	14
Land Use Amendments	1
Rezones	2
Rezones – PD	4
Small Site Plans	2
Site Plans	2
Subdivision – PSP	1
Subdivision – Engineering	0
Subdivision – Plats	2
Minor Plats	2
Land Split	0
Vacates	1
Special Events, Arbor, Special Exceptions, Minor Amendments	8

DISTRICT FOUR APRIL 2015 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

1. EAST FAITH TERRACE (100) OFFICE BUILDING - PRE-APPLICATION – Proposed site plan approval for a 10,648 square foot office building on .85 acres in the OP zoning district; located northeast of the Maitland Avenue and Oakwood Drive intersection; Parcel I.D. # 24-21-29-512-0000-0220 ++; (Daniel Corporation Of Winter Park, Kevin Robillard, Applicant and Florida Engineering Group, Sam J. Sebaali, Consultant); BCC District 4 - Henley (15-80000024) (Joy Giles, Project Manager). (April 1, 2015 DRC meeting)

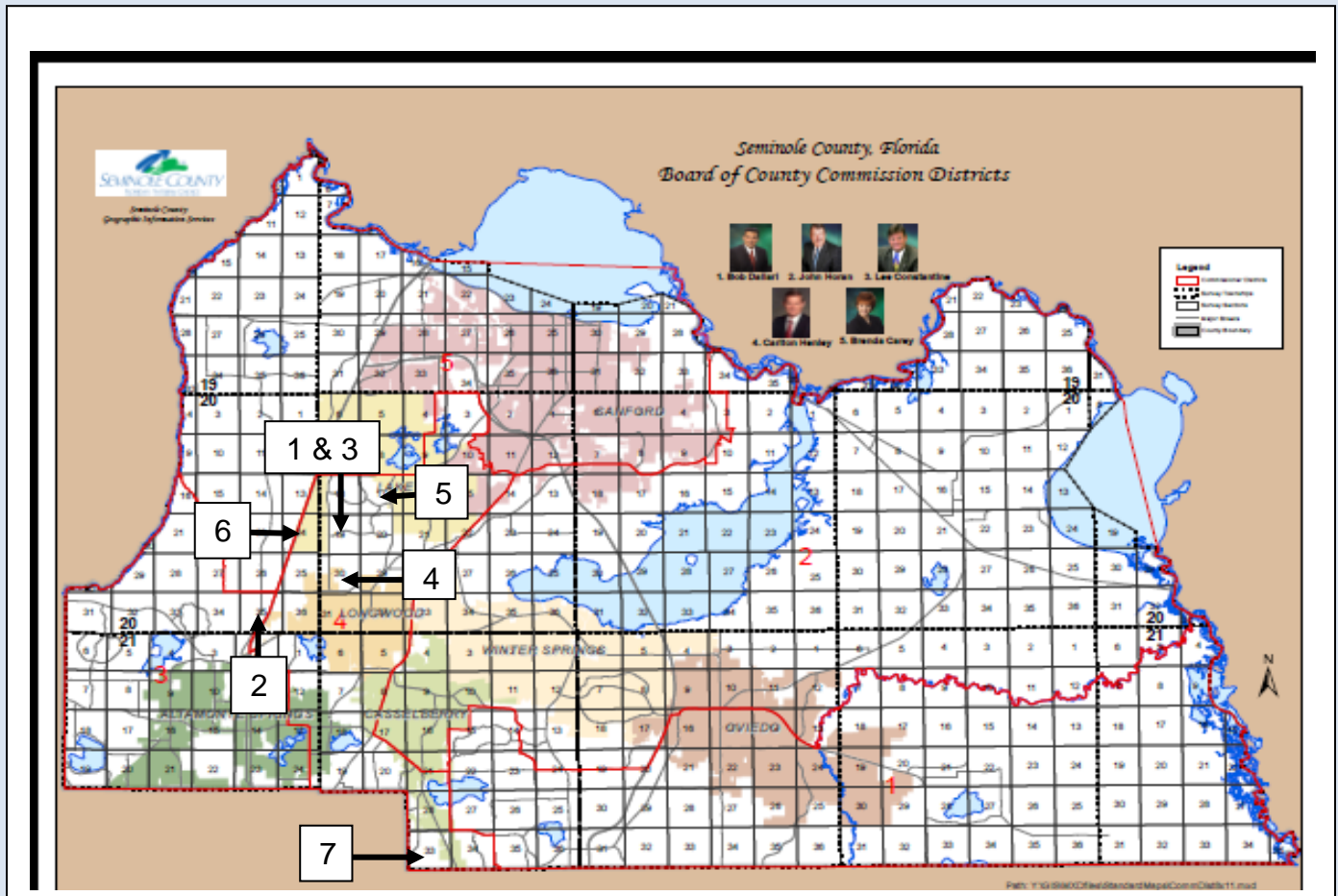
DRC / PRE-APPLICATIONS – Continued

2. **LAKE OF THE WOODS ALF - PRE-APPLICATION** – Proposed site plan for the conversion of an existing motel into an assisted living facility on 2.66 acres in the C-2 zoning district; located on the east side of S US HWY 17-92 north of Atlantic Drive; Parcel ID. # 19-21-30-501-0000-0080; (RCE Consultants, Larry Poliner, Applicant/Consultant); BCC District 4 - Henley; (15-80000029) (Denny Gibbs, Project Manager). (April 22, 2015 DRC meeting)
3. **BILL RAY NISSAN ADDITION – SITE PLAN** – Site plan approval for a service area addition, showroom enclosure, building renovation, and paving on 4.66 acres in the C-2 zoning district; located north of Hutchison Parkway on the west side of N US HWY 17-92; Parcel I.D. # 21-20-30-5AP-0000-021B; (Dick Baird Inc., David Ray, Applicant and SK Consortium Inc., Majid Kalaghchi, Consultant); BCC District 4 - Henley; (15-06000011) (Denny Gibbs, Project Manager). (April 29, 2015 DRC meeting)
4. **LAKE HOWELL ROAD REZONE - PRE-APPLICATION** – Proposed Rezone from A-1 to C-2 for a restaurant/retail building on 1/2 acre; located southeast of the intersection of Lake Howell Road and Queen Mary Place; Parcel I.D. # 28-21-30-300-0400-0000; (Jonathan Wood, Applicant); BCC District 4 - Henley; (15-80000034) (Matthew Davidson, Project Manager). (April 29, 2015 DRC meeting)
5. **ART LANE CELL TOWER - PRE-APPLICATION** – Proposed site plan/special exception for a 130' telecommunication tower in the A-1 zoning district; located south of the intersection of Rookery Lane and Victoria Glen Drive; Parcel I.D. # 10-20-30-300-019K-0000; (SBA Communications, Chris Kinchen, Applicant); BCC District 4 - Henley; (15-80000035) (Kathy Hammel, Project Manager). (April 29, 2015 DRC meeting)

DRC PROJECTS STARTING CONSTRUCTION

6. **TRI COUNTY TOWING FACILITY - (F/K/A ACTUALLY WORKING) SITE PLAN** – Proposed site plan for a towing operation in the M-1 zoning district.
7. **SHOPPES OF LAKE MARY - SITE PLAN** – Proposed site plan approval for a retail center and parking lot improvements on 1.3 Acres in the PD zoning district.
8. **WELLS FARGO ATM FERN PARK – SMALL SITE PLAN** – Proposed small site plan for a Wells Fargo drive-up ATM in the C-2 zoning district.
9. **WAL-MART STORE # 525-00 – SITE PLAN** – Proposed site plan approval for a 41,353 square foot retail commercial building on 9.5 acres in the PD zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION

April 1, 2015

1. **O'REILLY COMMERCIAL PSP** – Preliminary Subdivision Plan located on the east side of US Hwy 17-92, approximately 500 feet north of Lake of the Woods Blvd; (First Southern Bank a.k.a CenterState Bank of Florida and O'Reilly Automotive Stores, Inc., Applicants) District 4 - Henley (Brian Walker, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE

April 9, 2015

2. **1663 EE WILLIAMSON RD** – The accumulation of trash and debris and the remains or rubble of a structure which has been burned, stricken by other casualty or demolished. Joann Tamulonis, Code Enforcement Officer. *Order Imposing a Fine/Lien entered reducing the fine in the amount of \$4,000.00 to the Administrative Costs of \$437.80 providing the reduced amount is paid within 30 days. The property was in compliance at the time of the hearing.*

CODE ENFORCEMENT SPECIAL MAGISTRATE - Continued

April 9, 2015

3. **7551 S US HWY 17-92** – Construction without the required permits. Tom Helle, Inspector. *Order Imposing a Fine/Lien entered reducing the fine in the amount of \$7,750.00 to the Administrative Costs of \$413.79, providing the reduced amount is paid within 30 days. The property was in compliance at the time of the hearing.*

BOARD OF COUNTY COMMISSIONERS

April 14, 2015

4. **CODE ENFORCEMENT BOARD LIEN** – Requested Release of Lien on a parcel (Tax Parcel # 30-20-30-300-0190-0000) that a lien attached to pursuant to Florida Statutes, Section 162.09(3), where a lien was imposed by the Code Enforcement Board on another property where the violations exist. A lien imposed per Case # 12-70-CEB on the property located at 1880 Ranchland Trail, Longwood, Tax Parcel # 30-20-30-300-0180-0000, also attached to Tax Parcel # 30-20-30-300-0190-0000, (Drew Mooty, Owner and Applicant); District 4 - Henley (Rebecca Hammock, Project Manager) - *Applicant must apply for and receive the appropriate building permits for 1880 Ranchland Trail regarding the unpermitted construction violation and provide Seminole County Planning and Development Division with written documentation, prior to the release being issued, that proves the back taxes for 1880 Ranchland and 1870 Ranchland will be paid at the sale closing on the property located at 1870 Ranchland Trail. Upon receipt of the required documentation, a Release for 1870 Ranchland Trail will be executed by the Chairman of the Board of County Commissioners.*

COUNTYWIDE PROJECTS

LAND DEVELOPMENT CODE AMENDMENT ORDINANCE – Adoption of the Ordinance amending Chapters 2 and 30 of the Land Development Code of Seminole County to revise regulations regarding building setbacks from natural water bodies. Countywide. (Jeff Hopper, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD MEETING

April 23, 2015

None for District Four

BOARD OF ADJUSTMENT

April 27, 2015

5. **572 SILVERGATE LOOP** - Request for a rear yard setback variance from fifteen (15) feet to seven (7) feet for an addition in the PD (Planned Development) district for property located approximately 426 feet northeast of North Sundance Drive, and particularly known as 572 Silvergate Loop; BV2015-21 (Harold and Mamie Bingham, Applicants) District 4 - Henley (Angi Kealhofer) – *Approved*

BOARD OF COUNTY COMMISSIONERS

April 28, 2015

6. **(CONTINUED) VOLUNTARY BILLBOARD AGREEMENT** – Between Seminole County, Outfront Media, LLC, fka CBS Outdoor, Michael J. Kott, and Suzanne Cornwell, for a proposed billboard to be located approximately 450 feet south of S.R. 436 on the east side of S. US Hwy 17-92 at 6205 South US 17-92 (Outfront Media, LLC, Applicant) District 4 - Henley (Brian Walker, Project Manager) – *Withdrawn*

7. **BOARD OF ADJUSTMENT APPEAL** – Appeal of the Board of Adjustment decision to deny the request for a front yard setback variance from twenty-five (25) feet to ten (10) feet for a side loading garage addition in the R-1A (Single-Family Dwelling) district for property located on the south side of Lake Howell Road, approximately 800 feet south of Linden Road, more particularly known as 5224 Lake Howell Road; (BV2014-93) (Anthony Alexander, Romano Investment & Management Group LLC, Appellant) District 4 - Henley (Denny Gibbs, Project Manager) – *Commissioners upheld the decision of the Board of Adjustment to deny the request.*